

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: AUG 30 1988

Joseph M. Guida, Esq.
2813 Belair Road
Fallston, Maryland 21047

Re: Petition for Special Exception
Case Number: 88-441-X
Belgian Village, Inc.

Dear Mr. Guida:

Please be advised that \$71.03 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:gs

* includes unpaid balance of \$71.03 plus reposting charge.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: _____

Joseph M. Guida, Esq.
2813 Belair Road
Fallston, Maryland 21047

RE: Petition for Special Exception
Case Number: 88-441-X
M/S Pulaski Highway, approx. 180' +/- SW Little Gunpowder Falls
(12420 Pulaski Highway)
11th Election District - 5th Councilmanic District
Petitioner(s): Belgian Village, Inc.
HEARING SCHEDULED: MONDAY, MAY 2, 1988 at 9:00 a.m.

Dear Mr. Guida:

Please be advised that \$71.03 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

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Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:gs

cc: File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

MAR 16 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
Case Number: 88-441-X
M/S Pulaski Highway, approx. 180' +/- SW Little Gunpowder Falls
(12420 Pulaski Highway)
11th Election District - 5th Councilmanic District
Petitioner(s): Belgian Village, Inc.
HEARING SCHEDULED: MONDAY, MAY 2, 1988 at 9:00 a.m.

Special Exceptions: A truck stop to be permitted as a special exception on a parcel of property which is presently zoned BR-CR.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Joseph M. Guida, Esq.
Mr. Bruce Burckhardt
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

July 14, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
Case Number: 88-441-X
M/S Pulaski Highway, approx. 180' +/- SW Little Gunpowder Falls
(12420 Pulaski Highway)
11th Election District - 5th Councilmanic District
Petitioner(s): Belgian Village, Inc.
HEARING SCHEDULED: THURSDAY, SEPTEMBER 8, 1988 at 9:00 a.m.

Special Exceptions: A truck stop to be permitted as a special exception on a parcel of property which is presently zoned BR-CR.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Joseph M. Guida, P.A.
Ms. Louise Matzner
Ms. Nancy Hastings
Ms. Charlotte Pine
Mr. Ken Holt
Mary and Anna Sheppard
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

(CASE CONTINUED)

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
Case Number: 88-441-X
M/S Pulaski Highway, approx. 180' +/- SW Little Gunpowder Falls
(12420 Pulaski Highway)
11th Election District - 5th Councilmanic District
Petitioner(s): Belgian Village, Inc.
NEW HEARING DATE: FRIDAY, JUNE 24, 1988 at 2:00 p.m.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Joseph M. Guida, Esq.
Ms. Nancy Hastings
Ms. Charlotte Pine
Mr. Ken Holt
File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 25, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc:

Joseph M. Guida, Esquire
2813 Belair Road
Fallston, Maryland 21047

RE: Item No. 285 - Case No. 88-441-X
Petitioner: Belgian Village, Inc.
Petition for Special Exception

Dear Mr. Guida:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: A. D. Bailey
422 A Pulaski Highway
Joppa, Maryland 21085

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Ms. Ann Nastarowicz
TO: Zoning Administration
Date: April 29, 1988
FROM: Mr. David C. Flowers
88-441-X
SUBJECT: Belgian Village, Inc.

This property is within the Chesapeake Bay Critical Area and is classified as Resource Conservation Area on the official Interim Development Control Map. In accordance with Section 8-1813 Prior Project approval of the Chesapeake Bay Critical Area Law, the proposed special exception must comply with the terms of Section 8-1813 for minimizing adverse impacts on water quality and protecting identified habitats.

The information that is currently available on file concerning this case is not sufficient for this department to do a critical area findings. Therefore, a continuation of this hearing would provide the necessary time for the petitioner and this department to complete a proper critical area review and findings.

For further information, I can be reached at 494-3980.

DCF:tjg

David C. Flowers
David C. Flowers, Coordinator
Chesapeake Bay Critical Area Program
Department of Environmental Protection
and Resource Management

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3354

March 10, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

Item No. 285 - ZAC - Meeting of February 23, 1988
Property Owner: Belgian Village, Inc.
Location: NWS Pulaski Hwy. approx. 108' (+ or -)
SW of Little Gunpowder Falls
BR-CR
Existing Zoning: Special Exception to permit a truck stop or truck terminal.
Proposed Zoning: 7.262 acres
Area: 11th Election District
District:

A plan meeting the requirements for a special exception should be submitted before this site can be reviewed.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/pml-b

RECEIVED
MAR 15 1988
ZONING OFFICE

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 285, Zoning Advisory Committee Meeting of February 23, 1988

Property Owner: Belgian Village, Inc.

Location: NWS Pulaski Highway District 11

Water Supply private Sewage Disposal private

COMMENTS ARE AS FOLLOWS:
Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.

() A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.

() Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.

() Soil percolation tests, have been ✓ must be ✓ conducted.
() The results are valid until ✓
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the porability of the water supply must be verified by collection of bacteriological and chemical water samples.

() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

() Others Backhoe excavation will be required in septic reserve area to determine depth of fill material

Karen M. Murray

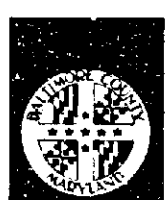
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Fire Department
Towson, Maryland 21204-2386
494-4500

Paul H. Reinecke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

February 19, 1988



Dennis F. Baumann
County Executive

Re: Property Owner: Belgian Village, Inc.

Location: NW/S Pulaski Hwy. approx. 108' ← SW of Little Gunpowder Falls

Item No.: 285 Zoning Agenda: Meeting of 2/23/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: John F. O'Neill Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hail Kassoff
Administrator

RECEIVED
FEB 29 1988

ZONING OFFICE

February 24, 1988

Mr. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. James Dyer

Re: ZAC Meeting of 2-23-88
ITEM: #285.
Property Owner: Belgian Village Inc.
Location: NWS Pulaski Highway Route 40, approx. 108' SW of Little Gunpowder Falls
Existing Zoning: BR-CR
Proposed Zoning: Special Exception to permit a truck stop or truck terminal
Area: 7.262 acres
District: 11th Election District

Dear Mr. Haines:

We have reviewed the plan, inspected the site and offer the following comments.

We see no need for the easterly entrance with the westerly entrance being opposite the median crossover and having full movements. In addition, the easterly entrance located so close to the gas station entrance, would cause traffic problems. To locate it farther to the west would place it too close to the westerly entrance. Therefore, the easterly entrance must be eliminated.

Since the development is to be a truck stop, the entrance must be 35' wide with 20' radius returns, and located directly opposite the crossover. The plan must specify proposed roadside curb 15' from the edge of the traveled way and a barrier curb along the right of way line.

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-9451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. R. Haines
Page - 2
Feb. 24, 1988

The plan must be revised prior to a hearing date being set.
If you have any questions, please contact John Meyers of this office.

Very truly yours,

Robert J. Mills, Jr.
Robert J. Mills, Jr.
Acting Chief
Bureau of Engineering
Access Permits

JM:maw

cc: Mr. J. Ogle
Mr. L. Brocato

RECEIVED ZONING OFFICE
DATE: 1/27/88

JOSEPH M. GUIDA, P.A.
Attorney at Law
8813 HELLAIR ROAD
FALLSTON, MARYLAND 21047

(301) 878-9724

June 22, 1988

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21202

RE: Case # 88-441-X

Dear Mr. Haines:

This letter will confirm my conversation of even date with Ms. Anne Nastarowicz of your office. At that time I requested a postponement of the hearing scheduled in the above matter, which is presently set for Friday, June 24, 1988. The reason for this request is that I have just learned that my father will undergo major heart surgery on that date at Columbia Presbyterian hospital in New York. Obviously I would like to be present. By a copy of this letter I will notify any protestants who have registered. Thank you for your kind consideration. As soon as I return from out of state, I shall contact your office to schedule a new date.

Very truly yours,

Joseph M. Guida
Joseph M. Guida

cc: registered protestants
Belgian village

JMG:pa

RECEIVED
JUN 27 1988
ZONING OFFICE

JOSEPH M. GUIDA, P.A.
Attorney at Law
8813 HELLAIR ROAD
FALLSTON, MARYLAND 21047

(301) 878-9724

September 7, 1988

Ms. Ann Nastarowicz
Baltimore County Zoning Commissioner
Office of Planning & Zoning
111 W. Chesapeake Avenue, Room 113
Towson, Maryland 21204

RE: Petition for Special Exception
Case Number: 88-441-X
Belgian Village, Inc.

Dear Ms. Nastarowicz:

Pursuant to our telephone conversation, my client, Belgian Village, Inc., has decided not to pursue the Special Exception at this time.

Enclosed please find my client's check in the amount of \$86.03 due for the advertising and posting.

If you should have any questions, please feel free to contact me.

Very truly yours,

Joseph M. Guida
Joseph M. Guida

JMG:pa
Enclosure

FOSTER BRANCH HOMEOWNERS ASSOCIATION NO. 1, INC.

P.O. Box 237
Joppe, Maryland 21085

RECEIVED ZONING OFFICE
DATE: 7/27/88

August 25, 1988

Mr. Arnold Jablon
County Office Building
Towson, Maryland 21204

Dear Sir:

Let me introduce myself. I am the President of the Foster Branch Homeowners Association, an Association of over 650 homes in the Joppatovne area of Harford County.

While we may be a neighboring County, the subject of our concern is located only three-tenths of a mile from our community on Route 40 in Baltimore County.

I am writing this letter regarding the proposed zoning variance requested for a parcel of land previously occupied by the Golden 40 Restaurant and Bar. It is my understanding that the proposed zoning variance will permit the location of a truck stop.

The operators of this truck stop have managed a truck stop in our area before and have been known for their general disregard of maintaining a well-kept area.

The variance is objectionable on many grounds, in addition to the poor management exhibited in the past. First, the parcel is entirely too small to handle such an operation. Second, the operation of a truck stop at this proposed location would indeed pose a very real danger. The site is just three-tenths of a mile from a stop light which is located at the foot of a steep hill which has seen numerous accidents caused by truckers that cannot stop before running that light. We, therefore, urge you to deny the zoning variance as proposed.

In the event that this variance is approved, we would, at the very least, request proper landscaping to enhance the appearance of the operation and to provide screening for the surrounding area.

We hope to have a representative at the hearing on September 8.

In the past a cooperative attitude between Baltimore County and Harford County has taken into consideration the welfare of each other's residences. With faith that that shall continue, we thank you for your attention.

Sincerely,

Charles J. Meese
Charles J. Meese
PRESIDENT

CJM:bhh

cc: Barbara Risacher
FEHA Board Members

Louise Matzinger, Chairman
Gunpowder Falls State Park
Advisory Committee
2439 Laurel Brook Road
Fallston, Maryland 21047

June 21, 1988

RECEIVED
JUN 22 1988

Ms. Ann M. Nastarowicz
Deputy Zoning Commissioner
Office of Planning and Zoning
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING OFFICE

RE: Case No. 88-441-X

Dear Ms. Nastarowicz:

I am writing to express the concerns of the Gunpowder Falls State Park Advisory Committee with respect to the special exception zoning requested by Belgian Village, Inc. in Case No. 88-441-X.

Our concerns stem from the proximity of this site to the Little Gunpowder River and especially from the lay of the land between the site and the river. Even the present paved area encroaches on the flood plain and appears to have been artificially filled in so that at the north end of the present paved area there is a precipitous drop to the Little Gunpowder River where runoff even without the heavy load of pollutants from an active truck stop has caused severe erosion. The back of this paved area abuts on a railroad along which there is a wide cleared area and a deep culvert that carries all runoff in this area directly down the steep drop to the Little Gunpowder River. At Route 40, the Little Gunpowder becomes tidal and in a short distance empties into the head of the Chesapeake Bay at Day's Cove.

In addition, the establishment of such an industry at this location would in our view tend to reverse the long-standing concerted efforts of many citizen's groups, Baltimore County and the State to gradually establish a sufficient protective both the Big and Little Gunpowder Rivers for the purpose of maintaining the water quality at an

Ms. Ann M. Nastarowicz
June 21, 1988
Page Two

adequate level to support aquatic life and ultimately to reduce pollution of the Chesapeake Bay.

We appreciate your consideration of these concerns.

Sincerely,

GUNPOWDER FALLS STATE PARK
ADVISORY COMMITTEE

Louise Matzinger
Louise Matzinger, Chairman

ALM:hsm
cc: Mr. David Flowers
Ms. Andrea Van Arsdale
Ms. Tolly Peuleche

RECEIVED
SEP 9 1988

September 7, 1988

Arnold Jablon
Hearing Examiner
111 W. Chesapeake Ave
Towson, Maryland 21204

OFFICE OF LAW
Re: Re-zoning in
Balti. Co. for use of
Truck Stop

RECEIVED ZONING OFFICE
DATE: 7/13/88

Dear Mr. Jablon,

The Joppetowne Garden Club of Harford County would like to express their concerns about the re-zoning of the Old Golden 40 night club site on Pulaski Highway.

One concern is the environmental impact on the Little Gunpowder River. Will the truck stop management control the substances that might be discharged from the trucks, such as oil and Diesel fuel? Will the property surface be entirely paved forcing water run-off into the Little Gunpowder? What effect will the Little Gunpowder eventually have on the Chesapeake Bay?

We also are concerned with traffic safety. The ingress and egress onto this property is not adequate for tractor-trailers to enter or exit without blocking part of the highway.

This property is within 3/4's of a mile from the main entrance to a community of 10,000+ inhabitants - Joppetowne. There is also a shopping center and a fast food business at this intersection. Please consider the safety of our citizens.

Only one of our members is a Baltimore Countyan, however, we as a group and a community would be adversely affected by a re-zoning of this property to a truck stop.

Sincerely,
Norma McLeath
President Joppetowne Garden Club
32 Neptune Dr. Joppa, Md. 21085

File

September 6, 1988

Arnold Jablon
Hearing Examiner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Re-zoning in
Baltimore County
for use of Truck Stop

RECEIVED ZONING OFFICE
DATE: 7/13/88

Dear Mr. Jablon:

This correspondence is to inform you of our concerns regarding the re-zoning in Baltimore County to allow for a truck stop near the Harford County line on Pulaski Highway.

We feel that even though this property is located in Baltimore County, it has a direct impact on the 10,000+ inhabitants of Joppetowne, and feel confident that your decision making will demonstrate concern for all of Maryland's citizens.

Our concerns are as follows:

Safety - The proposed area is approximately three-tenths of a mile to the intersection of Joppa Farm Road and Pulaski Highway. The posted speed limit on Pulaski Highway

is 55 miles per hour. This could be a potentially volatile area for trucks approaching and exiting a 'stop area' of this nature. Is visibility sufficient appropriate to allow for cars and other vehicles ascending and descending on this highway? There is no direct access for northbound vehicles. This is potentially dangerous due to the need for these large tractor-trailers to make a U-turn. What type of cargo would these vehicles carry? Is there a possibility of toxic/hazardous materials being stored and transferred so near to a heavily populated area? There is a chance that maintenance and/or repair be done on these vehicles. Will proper disposal be performed? If not, there is a threat to the environment since the Gunpowder River is nearby.

Lot size - Is the area large enough to accommodate the proposed utilization?

Appearance - Past experience has proven that truck stops are not well maintained, and provide no aesthetic appeal to the area. We desire conformance with the neighborhood,

and that appropriate screening/landscaping measures be provided if the zoning is allowed.

Since this area is now being used, at the present time, to store tractor-trailers prior to the re-zoning classification, is this indicative of the rule bending we can expect in the future?

Hopefully, these concerns can be taken into consideration, and the decision based on facts and the well being of all.

Sincerely,

Deane S. Clark, President
Lumsey Island Resident
Association, Inc.
P.O. Box 196
Joppa, Md. 21085

SPECIAL EXCEPTION PLOT PLAN

SCALE: 1"=50'-0"

DISTRICT #11

7262 ACRES:

BELGIAN VILLAGE

TRUCK STOP

ZONED BL CR

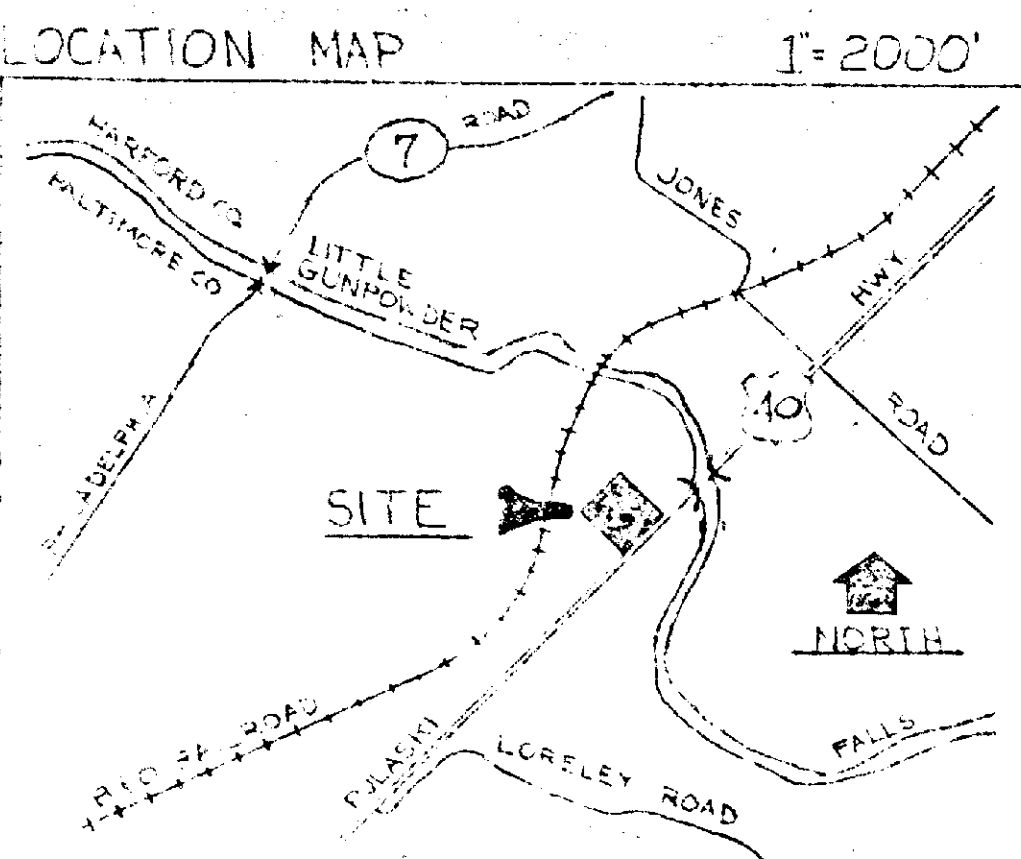
12420 PULASKI HIGHWAY

PARKING DATA

EXISTING BUILDING 7,940 SQ. FT.
ONE PARKING SPACE REQUIRED FOR EACH 300 SQ. FT. FLOOR AREA
26 PARKING SPACES REQUIRED
3 PARKING SPACES SHOWN
PARKING SPACES 4'x20'
8'x12' CURB AROUND PARKING LOT
NO OUTSIDE STORAGE OF DAMAGED OR DISABLED VEHICLES
TRUCK PARKING SPACES 12'x45' 10 REQUIRED

NOTES:

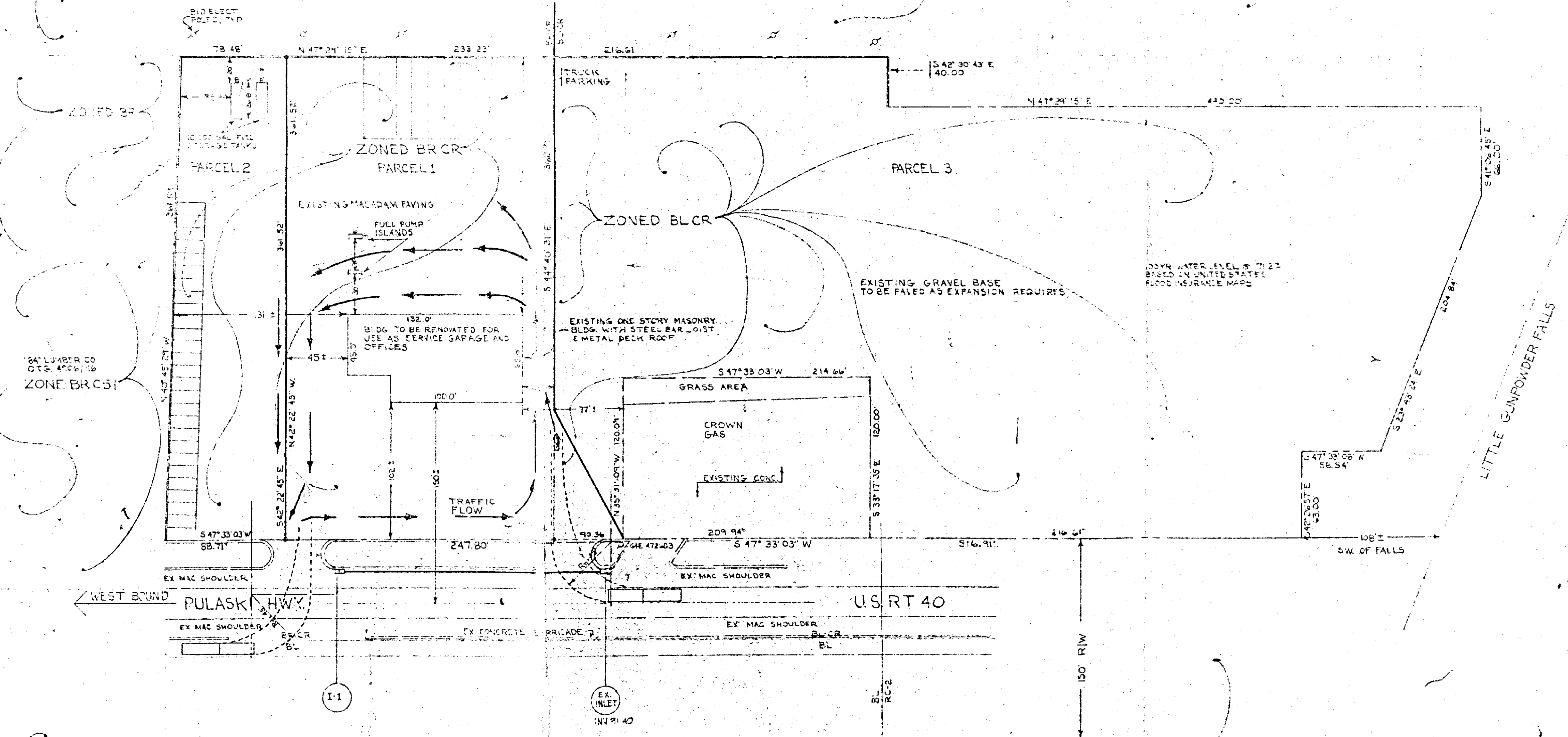
1. PHASE #1 FUEL SERVICE & SERVICE GARAGE
2. PHASE #1 TO INCORPORATE PARCELS 1 & PARCEL 2
3. RAILROAD RIGHT OF WAY HAS EXISTING WOODS



INCORRECT
VICINITY MAP

ZONED RC5

WOODED RIGHT OF WAY FOR RAILROAD



HARD COUNTY

#285
REVISED PLANS



A.D. BAILEY			
222 A PULASKI HWY. JEFFERSON, MD 20633 679-1319			
DATE	SCALE	REVISIONS	BY
10-27-87	1"=50'	1	A.D. BAILEY